

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.

TOWN OF HILLSBOROUGH

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1600 Floribunda Avenue
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Architecture and Design Review Board Draft Meeting Minutes

Tuesday, January 29, 2019 at 4:00 PM
Town Hall, 1600 Floribunda Avenue – Community Room

CALL TO ORDER – 4:02 PM

Board members Present: Patrick Donnelley; Dr. Lionel Foster, Chair; Leonard Mezhvinsky; Jerry Wings

Board members Excused: Kathleen Egan

Staff Present: Elizabeth Cullinan, Director of Building & Planning; Tim Anderson, Building Official; Liz Ruess, Associate Planner

APPROVAL OF MINUTES – A motion (Mezhvinsky / Wings) to approve the December 3, 2018 ADRB meeting minutes passed, 3:0.

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.

DROUGHT:

Chair Foster announced that the Town of Hillsborough and the Board would like to commend residents who

have been conserving water since the drought began and noted that although State mandated water restrictions have been lifted and water conservation has been made voluntary, new landscaping projects are still subject to compliance with the Town's Water Efficiency in Landscaping Ordinance. He added that the Town of Hillsborough encourages each property owner or representative to continue conservation efforts to prepare for potential future drought conditions and water conservation.

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.

Regular Items:

Revisions to Previously Approved Project

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

Request for design review approval of as-built and proposed revisions to a previously ADRB approved new two story Mediterranean style residence of approximately 3,756 square feet of floor area (24.99% Floor Area Ratio) and full landscape plan on a 15,034 square foot lot. The revisions include changes to the roof color and material, balcony material, window and door modifications, revisions to exterior trim and detailing, and modifications to the landscape plan including revisions to; retaining walls, hardscape, layout of landscape features, fencing and gates, and plantings. *(Received continuance at the October 1, 2018 ADRB Meeting)*

Board member Wingses read a disclosure statement regarding the fact that he was paid by the property owner for a brief consult on another property they own. He noted that he has consulted with staff and the Town's attorney and is confident that he can be fair and impartial in his review of the subject project.

Elizabeth Cullinan, Director of Building and Planning provided a brief overview of the changes that have been made to the project, noting which changes staff can support and which they cannot.

A representative for the applicant, Kathy Singh, read a statement from the applicant.

James Chu, project architect, stated that the applicants are willing to install the starter course of two-piece tiles rather than the larger gutter as proposed, to paint the eave brackets, and to select a warmer paint color. He noted that the structural plans showed a 3-panel opening in the guest room at the rear, while the elevation showed a French door.

Chair Foster stated that it is important that ADRB approvals come to fruition, and that new houses with a high FAR are held to a much higher standard.

Board member Wingses asked how the wrong roof tile was installed.

Poriya Dokhanchi, property owner, stated that their contractor directed them to select a roof tile within the same color family, that they were not aware of the difference between "S" tile and two-piece tile.

Chair Foster stated that each project is evaluated on its own merits, site condition, elevation, siting, visibility of the roof, FAR, distance from the street, screening, etc.

Board member Wings stated that removing the columns at the front, but leaving the lazy arch and rounded door doesn't work architecturally and is not accurately represented on their plans.

Board member Mezhvinsky noted that the windows at the rear remain a concern for the downhill neighbors. He stated that the trim is easy to fix, other changes are going to be most costly, such as the roof, and that he would be willing to entertain alternatives such as the starter course. He agreed that the front door with the entry arch without the columns is not aesthetic.

Board member Wings stated that he voted against this project originally due to its lack of compliance with the residential design guidelines and impacts to neighboring properties, however he feels that the approved design at least had certain details and charm which is now eliminated. The house is neither transitional nor traditional, the roof is an issue, the eave brackets are not appropriate for the style or quality and should either be replaced with appropriate authentic brackets or painted. He continued that the paint color is too light; the eliminated columns must result in a revised arch and front door; the trim detailing is not appropriate or consistent; the installed lighting is too small, too contemporary, and not appropriate for the design. He noted that the chimney and chimney cap are fine, the garage doors are ok and expressed general support for the landscape plan.

Chair Foster opened public comment.

Mindy Gong, 1420 Avondale Road, outlined her following concerns; 1) the three balconies at the rear are now all glass rather than stucco and iron, which is not consistent with the style and that their privacy has been impacted by this; 2) She stated that they would like reassurance that the modifications to the retaining walls and other area will not impact their safety; 3) she wants to ensure proper landscape screening between the properties; 4) there is an 18" void between their existing retaining wall and the newly constructed retaining wall on the subject property, which is concerning in terms of safety and drainage; and 5) construction schedule, the duration of the project seems to have exceeded the 18 months that was represented to them.

Norman Book, 1431 Carlton Road, stated that he is the adjacent neighbor and wants to express support for the project, noting that the new house is an improvement over the previous. He stated that the applicants are willing to make changes and that neighbors want to see the completion of construction.

Chair Foster thank the neighbors for their comments and noted that the Board understands the impacts to the adjacent neighbors, but that they have to represent the entire town, not just the immediately impacted neighbors.

John Laurich, 1560 Black Mountain Road, stated that he is there to speak in favor of the project, noting that he has an invested interest in the Town's aesthetics. He noted that they rebuilt a neglected home and hopes the Board can look at the overarching goals and find common ground.

Orna Resnekov, 1255 La Canada Road, stated that she has come before the Board several times to discuss projects not being built according to approved plans, exceeding construction timelines, or issues with roof materials/detailing. She stated that she has seen the Board take a hard line with other projects when it comes to the use of "S" tile

and hopes that those high standards will be applied equitably.

Mike Callan, landscape architect, requested that if the Board is supportive of the landscape plan, they consider separating the landscape plan to be approved by staff.

Mana Jamali, property owner, showed photos from the kitchen to convey that they have no views of the private spaces of the property below.

Chair Foster closed public comment.

Chair Foster stated that he is supportive of the property improvements, but that they need to respect the design review process and the approvals that were granted. He noted that the options are to continue and return with the proposed revisions or that he will entertain a motion from the Board with clear conditions for revisions.

A motion (Winges / Mezhvinsky) to approve the project with the condition that the architectural plans and as-built changes shall be revised to be consistent with the original ADRB approval of June 01, 2015, with the exception of the revisions to the chimney and chimney cap, window/door sizes, and the landscape plan, passed 3:0. Board Member Donnelley abstained.

Additions/Remodels

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

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

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

Hamid Hekmat, project architect, made a brief presentation to the Board.

Chair Foster noted that it's a straight forward addition and remodel with the majority of added space at the rear. He expressed overall support.

Board member Mezhvinsky thanked the applicant for responding to the Boards preliminary review comments. He cautioned them to be careful about not triggering a "teardown" during construction.

Board member Winges noted the responsive revisions. He noted the improvements to the site and consistency with the RDGs.

Board member Donnelley complimented the enhancements to the proposal since the preliminary review. He noted there are opportunities for improvements to the site, such as perimeter fencing and safety of navigating the slope.

A motion (Mezhvinsky / Donnelley) to approve the project, based on its consistency with the Residential Design Guidelines as discussed, and subject to the Standard Conditions of Approval, and conditions of approval listed in the Staff Memorandum, passed 4:0

New Houses

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

Request for design review approval of a new multi-level Spanish Revival style residence with a total proposed floor area of approximately 5,681 square feet (24.8% Floor Area Ratio) on a 22,841 square foot lot. The proposal includes demolition of the existing residence, renovation of existing pool house and non-conforming garage, and a full landscape plan that consists of a new curb cut and driveway, driveway gates, guest parking, tree removal, replacement trees, revised hardscaping, enhanced plantings, fixed bbq with arbor, and a new pool and spa. *(Project received preliminary review at the December 03, 2018 ADRB Meeting)*

Board member Mezhvinsky recused himself due to his proximity to the property.

John Stewart, project architect, made a brief presentation to the Board.

Board member Wings complimented the design, compatibility with the neighboring comes and consistency with the RDGs. He thanked the applicants for the renderings, complimented the materials, colors, and detailing, and noted that the tree removals seem appropriate.

Board member Donnelley complimented the submittal, the rendering, and the reuse of the existing tile roof. He noted the great privacy of the lot.

Chair Foster complimented the rendering, high quality materials, consistent architectural style and well-detailed design.

A motion (Winges / Donnelley) to approve the project, based on its consistency with the Residential Design Guidelines as discussed, and subject to the Standard Conditions of Approval, and conditions of approval listed in the Staff Memorandum, passed 3:0.

Board member Mezhvinsky returned to chambers.

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

Request for design review approval of a new two story Modern style home of approximately 6,295 square feet of floor area (12% Floor Area Ratio) on a 51,773 square foot lot. The proposal includes demolition of the existing house and a full landscape plan that consists of; new driveway, fencing and gates along the street, tree removal, tree replacement, retaining walls, stone terraces, landscape enhancements and a new pool. *(Project received preliminary review at the December 03, 2018 ADRB Meeting)*

Michael Kao, project architect, made a brief presentation to the Board.

Liz Ruess, Associate Planner, summarized two letters of public comment received; 1255 La Canada; 1) Screening for any retaining walls on the downslope facing La Canada Road; and 2) Parapets need to be of sufficient heights and TPO colors need to be specified for modern homes.

1300 Canada; 1) Confirm survey accuracy; 2) Increase landscape screening along mutual property line with several large trees to minimize impacts and enhance privacy; 3) Provide

screening of all retaining walls; and 4) Verify slope stability and sufficient drainage. She noted that Staff recommends the following additional condition of approval to respond to public comment; "The applicants shall work with staff and the neighbor at 1300 La Canada Road to provide enhanced landscape screening and visual softening of all retaining walls."

Chair Foster expressed support for the design.

Board member Donnelley complimented the proposal and the upgrade over existing. He noted that construction management will be an important element of the project.

Board member Winges stated that the design is simple, consistent, and that the boxy massing is softened by voids and varied materials creating a light and airy feeling. He complimented the texture and shadow. He noted that the design appears consistent with the RDGs.

Board member Mezhvinsky expressed support for the proposal, noting that it is well-designed and appropriate to the site.

A motion (Winges / Donnelley) to approve the project, based on its consistency with the Residential Design Guidelines as discussed, and subject to the Standard Conditions of Approval, and conditions of approval listed in the Staff Memorandum, passed 4:0.

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

Request for design review approval of a new two level Mid-Century Modern style home of approximately 7,181 square feet of floor area (3.9% Floor Area Ratio) on a 182,952 square foot lot. The existing house has already been partially demolished. The proposal includes demolition of the existing residence and landscape enhancements that consist of a new driveway, decks, walkways, tree removals, tree replacements, and new plantings. *(Project received preliminary review at the December 03, 2018 ADRB Meeting)*

Charles Debbas, project architect, made a brief presentation to the Board.

Board member Winges complimented the major turn-around in the design since the initial reviews. He noted the huge lot with steep downslope. He expressed support for the clean, modern, beautiful design with high quality materials. He noted the consistent design throughout.

Board member Mezhvinsky complimented the massing, scale, and stepping down the slope. He thanked the applicant for the 3D views.

Board member Donnelley complimented the high quality materials. He encouraged they look at the privacy screening at the left and consider the noise from the highway.

Chair Foster complimented the floor plan, garage treatment, and unique materials.

A motion (Mezhvinsky / Donnelley) to approve the project, based on its consistency with the Residential Design Guidelines as discussed, and subject to the Standard Conditions of Approval, and conditions of approval listed in the Staff Memorandum, passed 4:0.

PRELIMINARY REVIEW

(Not public hearing items; Board comments only.)

New Houses

6. **315 Roblar Avenue - Wong (John Chan Rchitecture)**

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

John Chan, project architect, introduced the project.

Liz Ruess, noted the public comment letter submitted by Allison & Brian Jacobs at 325 Roblar Avenue.

Board member Mezhvinsky expressed overall support for the design. He noted the Board prefers a side-facing garage, but acknowledged the significant landscape screening provided. He noted that the second floor appears heavy on one side and suggested the consider shifting the siting to accommodate a side-facing garage and balance the second floor.

Board member Wings agreed that there is room to shift the house to provide improved vehicle access to the site and to better utilize the buildable area. He noted that they are missing an opportunity to maximize the site by adhering to the existing foundation.

Board member Donnelley agreed that the project could be better sited. He noted the second story created a lot of vertical wall and encouraged more relief. He noted that landscape screening along the street will be important to maintain/replace.

Chair Foster recommended they consider revised siting to best utilize the site. He encouraged they try to incorporate a side-facing garage.

7. **1365 Hayne Road - Narsinh (Mark Bucciarelli, AIA)**

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

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

Mark Bucciarelli, project architect, introduced the project.

Board member Wings stated that the design is improved over previous. He thanked the applicants for the rendering and noted that window locations and styles and overall layout is improved, adding that some detailing needs more work. He stated that the entry with balcony is improved, but that the support columns needs more thickness to them at the corners to provide

visual support and balance and that the trim/gutter at the edge of the roof band does not work, the color/detailing needs to be improved.

Board member Mezhvinsky noted the big improvement over previous submittals. He noted it is still quite massive at the front, but the entry balcony helps. He stated that the 3D view helps.

Board Member Donnelley stated that this is his first time seeing the proposal and noted the challenging lot. He stated that the street view rendering shows unrealistic context and noted that some challenges of the lot are not being addressed.

Board member Wings agreed that the driveway slope and topography is not accurately represented by the 3D street view.

Chair Foster encouraged them to add internal access to the home office. He recommended they enhance the accuracy of the model.

DISCUSSION ITEM(S)

ADJOURNMENT – 6:39 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

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

**STAFF MEMORANDUM
 FORMAL DESIGN REVIEW**

**PROJECT: 2025 Geri Lane (APN: 028-073-030)
 Kingsley (William Chambers & Associates)**

PROJECT DESCRIPTION:

Request or 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 continue the existing roofline and match the existing roof material. The proposal includes painting the house white and new black frame windows and doors.

SUMMARY:

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 Hillsborough Municipal Code requires ADRB review for second story additions visible from the public right-of-way, regardless of the size of the addition.

The property is located on Geri Lane, a narrow street that is lined by mature trees. The neighborhood is comprised of primarily two story homes with a few one story Ranch style homes. The existing home is a two stories with an attached single story garage. The proposed addition would infill a 157 square foot area on the left side of the second floor to align with the first floor below to allow for a closet and bathroom in the master suite.

The applicants have already replaced the existing windows and doors with black frames and are proposing to paint the entire house "Crystal White". The addition includes one new window at the front elevation and two at the rear, which will match the newly replaced windows. The existing roofline would be continued at the area of addition and will match the existing grey composition shingle roofing. The brick chimney will be refinished with stucco and painted white, the brick at the front entry will also be painted white.

Story poles have been installed at the project site which are visible from the public right-of-way and neighboring parcels. 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 the colors and materials noted on the plans and submitted 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) 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;
- 4) 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 Design Review Application Materials
- Color and Material Reference Images
- ADRB 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

PRELIMINARY DESIGN REVIEW

PROJECT: 2095 Ralston Avenue (APN: 028-261-101)
Pfeister (Nyhus Design Group)

PROJECT DESCRIPTION:

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.

SUMMARY:

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.

The property is located on a corner parcel at the intersection of Ralston Avenue and Hillsborough Boulevard. The home is accessed via a bridge off Ralston Avenue that crossed the creek that runs diagonally across the property. The neighborhood is comprised of an eclectic mix of one and two story homes.

The existing home is a single story transitional ranch style home. The proposal includes an 11 square foot addition to the first floor for a stair and a new second story of approximately 786 square feet with access to a new roof deck to be created on the existing roof. The addition would match the existing house in terms of style, colors and materials. The roof deck railing would be a cable rail system and the tower element would be clad in wood siding.

Story poles have been installed at the project site which are visible from the public right-of-way and neighboring parcels. 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 the existing and what is noted on the plans. 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 Design Review Application Materials
- ADRB Project Plans

ATTACHMENTS AVAILABLE UPON REQUEST



TOWN OF HILLSBOROUGH

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- Consent Calendar
- Public Hearing
- Preliminary Review
- Discussion

STAFF MEMORANDUM

PROJECT: 25 Buckthorn Way (APN: 031-351-020)
Emami (self-represented)

PROJECT DESCRIPTION:

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)

SUMMARY:

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 by a 4:0 vote.

At the May 1, 2017 ADRB Meeting the Board expressed support for the following elements:

- the designs consistency with the Town’s design guidelines;
- high quality of materials;
- the design details and the landscaping;
- the transom window over the garage;
- the high quality architecture & massing

The project was approved as a Transitional Colonial style residence. In the approved design the street facing facade possessed the more traditional elements with the transitional style being introduced at the rear with the storefront windows facing the private backyard, a concept the Board expressed support for during the review of the project.

The unapproved as-built changes the applicant has made bring the more Transitional style to the other facades, especially the front facade, eliminating many of the more traditional elements. The siting, height, square footage and massing is consistent with the approval, below is a list of the elements which have been changed:

Changes applied to all elevations:

- ❖ Painted cedar wood siding, rather than approved Hardie plank;
- ❖ Use of horizontal and vertical plank siding varied by level, rather than approved variation by architectural volume;
- ❖ Painted transition band added between first and second floors;
- ❖ Cedar shingle roof, rather than approved cedar shake;
- ❖ Refined eave detail and added painted rake trim;

- ❖ Euroline steel windows, rather than approved clad wood windows;
- ❖ All window headers adjusted from 8'-0" to 9'-0" on first floor and from 7'-0" to 8'0" on second floor;
- ❖ Split-face buff natural limestone veneer on chimneys, rather than approved Boral Hewn Stone veneer (manufactured stone);
- ❖ Weathered copper gutter, rather than approved painted gutter;
- ❖ Wood wrapped columns at entry, rather than approved Chadsworth Column (Doric Order Roman) - Square, non-tapered columns with Doric Capital & Doric Base Molding/Plinth;

Front Elevation:

- ❖ Euroline steel windows above front door, rather than approved three square windows;
- ❖ Euroline steel front door with fixed sidelites and transom windows, rather than approved wood entry door and wood framed sidelites and transom;
- ❖ Reduced roof pitch over front door;

Left Elevation:

- ❖ Metal railing at balcony, rather than approved wood railing;

Rear Elevation:

- ❖ Metal railing at balcony, rather than approved wood railing;
- ❖ Decorative windows removed;

Right Elevation:

- ❖ Decorative windows removed;
- ❖ Horizontal plank siding introduced at garage, rather than approved vertical planks;

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 has been received (attached); from the neighbor at 300 Eucalyptus Avenue expressing support for the project.

Should the Board be inclined to approve the proposal, it should be based on the projects consistency with the Residential Design Guidelines, 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 project is subject to the original approval of **May 1, 2017** and conditions of approval.

ENVIRONMENTAL ISSUES: The project is exempt from the California Environmental Quality Act pursuant to Section 15303(e) of the California Code of Regulations.

ATTACHMENTS:

- ADRB Design Review Application Materials
- Approved Meeting Minutes from May 1, 2017
- Staff Memo from May 1, 2017
- Public Comment Letter
- Approved & Proposed Design Review Plans

ATTACHMENTS AVAILABLE UPON REQUEST

Liz Ruess

From: GILBERT S STACY MD
Sent: Friday, February 22, 2019 4:20 PM
To: Liz Ruess
Subject: 25 Buckthorn Way

Follow Up Flag: Follow up
Flag Status: Flagged

I have lived for 49 years at 300 Eucalyptus Avenue, which shares a property line with 25 Buckthorn Way. I strongly support the presence of Mr. Jonathan Emami and the construction of his elegant new home. I heartily welcome him and his family to the Hillsborough community.

Gilbert S Stacy MD

Sent from my iPhone



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: 40 Verbalee Lane (APN: 038-221-150)
Delightwise Investment, LTD (LTC Design Group / Magrane Assoc. Landscape Design)

PROJECT DESCRIPTION:

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.

SUMMARY:

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. 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.

The property is located on Verbalee Lane, off Tournament Drive on a 5.9 acre lot. The existing residence at 40 Verbalee Lane (also known as Clark House, House-on-Hill, and formerly 945 Tournament Drive) is a circa 1930-31 constructed, Cotswold-style mansion designed by architect David A. Adler. 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.

LTC Design Group worked with Page & Turnbull for historic design consultation to prepare the proposed garage addition as presented. The Town’s contracted historical consultant has reviewed the preliminary design and will review the final design prior to Formal Design Review by the ADRB.

The proposed project includes demolition of the existing 1,624-square-foot, semi-detached garage addition built in 1993 and constructing a new attached garage with two floors above, totaling 9,140 square feet. The addition would consist of a new six-car garage and utility rooms on the first floor, and two identically sized second and third floors above that contain bedroom suites and living areas.

Additional proposed work as part of the garage addition includes building a new sunken courtyard on the north side of the garage addition that would require realigning the existing northern driveway and adding parking for seven vehicles. Included in this proposed project work are new tree plantings.

After installation of the story poles, it was determined that the proposed addition does not conform to the required building height envelope on the garage entrance side of the building. Despite the fact that the existing home is approximately 44.5-feet tall, which exceeds the allowable height limitation of 32-feet, the Town's Municipal Code does not permit additions to legally nonconforming structures to project outside of the building envelope profile.

The applicants are preparing a revised submittal which will drop the height of the roof, where necessary, so that the entire proposed addition conforms to the building envelope profile. Due to the size, scale, and historic nature of the project, staff felt that the project would still benefit from preliminary Board input on the overall design concept. The applicants are preparing a revised schematic, which staff hopes to provide to the Board prior to the meeting.

Identification of character-defining features and materials are necessary to analyze the project's design conformance with Secretary of the Interior's Standards (SOI Standards) for Rehabilitation. Below is an analysis of the Character-defining features of the property, as provided by the Town's historical consultant:

Character-defining features of 40 Verbalee Lane residence:

- ❖ Compound H-plan footprint with limestone and brick two- and three-story residence and attached two-story brick service wing;
- ❖ Use of reserved Georgian architecture design on the north (primary) elevation with Classical arched pediment over inset primary entry, gabled dormers with round finials, and shaped parapeted end gables;
- ❖ Highly decorative Tudor Revival architecture design on the south (secondary) elevation with projecting Gothic gable entry, gabled dormers with decorative vergeboard, egg-and-dart moulding, cast decorative finials with face motifs, and plain pendils at the base of the gables;
- ❖ Symmetrical primary and secondary elevations;
- ❖ Variegated cut limestone on the north elevation of the residence;
- ❖ Variegated cut limestone on the south elevation of the residence with wood half-timbering and brick nogging in 10 patterns in the upper stories;
- ❖ Common bond brick on the north elevations of service wing, which are obscured from view through intentional planting of screening vegetation;
- ❖ Variegated slate roof with minimal overhang throughout;
- ❖ Variegated cut limestone chimneys topped with cylindrical clay chimney pots;
- ❖ Metal casement windows with leaded glass throughout.

Non character-defining features of 40 Verbalee Lane residence:

- ❖ Semi-attached 1,624-square-foot, single-story garage constructed in 1993, east of service wing

Character-defining features of 40 Verbalee Lane site:

- ❖ Sloped site with secondary service wings partially below grade along north elevation;
- ❖ Short walled courtyard at the primary entry on the north elevation with variegated cut limestone, accessed by a large auto court with pavers and a central, round fountain;

- ❖ Variegated cut limestone retaining walls with cast stone caps or precast balustrades, located throughout the property;
- ❖ Limestone gate and gatehouse off Verbalee Lane to access long, private driveway;
- ❖ Paver-lined driveways to primary entry on north elevation and to south elevation service yard and garage;
- ❖ Axial gardens and lawns with a large patio at the southwest quadrant that is balanced by the service yard in the southeast quadrant;
- ❖ Variegated cut limestone detached pool house with wood half-timbering and brick nogging in the east elevation gable.

Character-defining features of 40 Verbalee Lane setting:

- ❖ Sited on top of hill with steep, vegetation-covered ravine and a creek to the south;
- ❖ Mature, dense vegetation along the perimeter of the property line to obscure view of nearby residences.

Based on Board feedback, and prior to Formal Review by the ADRB, the applicants will prepare a revised proposal, which will be reviewed by the Town's historical consultant for conformance with the Secretary of the Interior's Standards and to determine that the garage addition project has been designed to adhere to a sufficient number of the 2017 SOI Standards Rehabilitation guidelines, so that the 1930-31 constructed, Cotswold-style Clark House mansion retains historic integrity to convey its historic significance as a symbol of Hillsborough's era of great estates. The Town's historical consultant's full report will be provided at that time for review.

Staff has encouraged the applicants to continue neighbor outreach as the project moves forward to address any potential concerns about the proposed project.

Due to the overall height of the proposed addition, revised 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
- 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 # 5

- Consent Calendar
- Public Hearing
- Preliminary Review
- Discussion

STAFF MEMORANDUM

PROJECT: 407 Hillsborough Boulevard (APN: 031-014-120)
Vahabi (Harvey Architecture)

PROJECT DESCRIPTION:

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.

SUMMARY:

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 property is located on Hillsborough Boulevard between Edgewood Road and San Raymundo Road. The neighborhood is comprised of an eclectic mix of one story, split-level, and two-story homes.

The existing home is a single story Ranch style home with legally nonconforming setbacks at the front, right and left sides. The applicants are proposing to add a new second story, remove some square footage from the existing main level, and change the architectural style from Ranch to Modern Farmhouse. The proposal includes 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.

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

- Matte Black standing seam metal roof
- Black metal frame windows
- Hardie Shingle siding painted white
- Wood columns painted white
- Brick facade painted white
- Wood garage doors painted black
- Black decorative metal railing at the rear

Due to the legally nonconforming setbacks, the project cannot trigger a “teardown” meaning that at least 50% of the existing exterior walls must remain in place for the duration of the project. The applicant has submitted a preliminary demolition plan. Staff has encouraged that applicants

to consider retaining more of the existing walls as the current demolition plan provides less than 6-inches of buffer before the project would trigger a teardown. Should more than 50% be removed at any time, 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 preliminary landscape plan includes a 6-foot tall stucco wall along the street frontage with wood and metal pedestrian gates and a planting area between the new wall and existing stone wall. In the backyard, the applicants are proposing a new pool, pool deck, retaining walls, and concrete stairs, and removal/replacement of the 6-foot tall wood rear fence. The applicants are graphically representing new shrub screening around the perimeter.

The applicant is working with the Town's Public Works/Engineering Department to determine a stair design that will be permitted to cross the public utilities easement that runs through the backyard between the house and proposed pool. Staff has requested that the applicants provide an arborist report that specifically addresses the proximity of the new wall to the existing large Fir Tree in the front yard and recommends replacement for the (1) 12-inch sycamore tree in the backyard. Staff has also encouraged the applicants to provide landscape screening in front of the new stucco wall, taller shrubs/trees in the front yard and along the side setbacks to provide visual softening of the mass of the new second story from the street and adjacent properties.

Due to the overall height of the proposed home and the two-story design, 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
- Preliminary ADRB 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 # 6

- Consent Calendar
- Public Hearing
- Preliminary Review
- Discussion

STAFF MEMORANDUM

**PROJECT: 955 Black Mountain Road (APN: 031-140-020)
Soohee (Nyhus Design Group)**

PROJECT DESCRIPTION:

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)

SUMMARY:

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, however due to the time that has passed and changes to the project, staff recommended a new preliminary review of the proposed project.

The property is located on Black Mountain Road between Link Road and Bates Road. The immediately adjacent homes are primarily one and two story Ranch style homes, similar to the existing home on the property, however the immediate neighborhood is comprised of one and two story homes with a variety of architectural styles.

The applicants are proposing to demolish the existing one story Ranch style residence and replace it with a new two story New England Shingle style residence.

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

- Tesla Slate roofing
- Shingle exterior siding painted gray
- Stone veneer on column bases, chimneys & wainscot
- Painted wood trim & columns

The preliminary plans do not include a landscape plan, but a full landscape plan will be required for the formal review. The site plan shows a new horseshoe driveway that accesses a side-facing three-car garage on the left (north) side of the property with two additional guest parking spaces. Staff has expressed preliminary concerns to the applicants about the feasibility of the horseshoe driveway in this location due to the grade change between the curb and the property line as well as the hardscape coverage being proposed within the front setback area.

On February 12, 2019, the applicant 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 26, 2019. The architect's contact information was provided for neighbors who could not attend the meeting.

The applicants have specified the Tesla slate roof tile. Staff has informed that applicant that because the ADRB has not previously reviewed the Tesla roof material, a physical sample of the proposed material must be provided for Formal Design Review consideration. Staff has encouraged the applicants to continue neighbor outreach as the project moves forward to address any potential concerns about the proposed project.

Due to the overall height of the proposed home and the two-story design, 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
- Neighborhood Meeting Notice
- 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: 30 Marialinda Court (APN: 028-030-260)
Miller (TRG Architecture & Interior Design)

PROJECT DESCRIPTION:

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.

SUMMARY:

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.

The property is located on Miralinda Court, a cul-de-sac located off McCreery Drive. The neighborhood is comprised of one and two story homes with a variety of architectural styles. The applicants are proposing a new two story Contemporary Farmhouse Style residence on the currently vacant lot.

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

- Standing seam metal roof
- Painted board & batten siding
- Painted wood trim
- Painted wood garage doors

The preliminary landscape plan shows a new paver driveway on the north side of the lot which is accessed through new 7-foot tall metal driveway gates and leads to a 3-car side-facing garage located towards the rear of the property. The applicants are also proposing 6-foot tall metal fencing along the street frontage, a pedestrian gate which leads to a tile pedestrian path/front entry stair, 7-foot tall columns flanking the pedestrian and vehicle gates, a paver parking strip, a pool and spa, tile patios, lawn area, retaining walls, new trees and plantings, and groundcover.

On February 11, 2019, the applicant mailed a neighborhood notice to all neighbors within a 500 foot radius of the project site informing them of the proposed project and providing the architect's

contact information was provided for neighbors who are interested in viewing the proposed plans and/or providing initial feedback.

Staff has encouraged the applicants to try to retain as many healthy, mature trees as possible and to continue neighbor outreach as the project moves forward to address any potential concerns about the proposed project.

Due to the overall height of the proposed home and the two-story design, 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
- Inspiration Images
- Neighborhood Meeting Notice
- 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

- Consent Calendar
 Public Hearing
 Preliminary Review
 Discussion

STAFF MEMORANDUM

**PROJECT: 1810 Forest View Avenue (APN: 028-150-200)
 Dai (LEL Design)**

PROJECT DESCRIPTION:

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.

SUMMARY:

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.

The property is located on Forest View Avenue between Sharon Avenue and Denham Court. The neighborhood is comprised of one and two story homes with a variety of architectural styles. Several new homes have been built in this area of town ranging from contemporary to traditional. The applicants are proposing a new single story Neoclassical style residence.

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

- Stucco exterior
- Custom wood entry doors
- Decorative columns
- Cast stone crown/trim
- Wrought iron driveway and pedestrian gates
- Stucco wall along street frontage

In initial meetings with the applicant, staff encouraged they consider a side-facing garage, but the applicant expressed due to a desire to preserve the large trees flanking the existing driveway, due to the narrow lot width of less than 130-feet, and due to the desired floor plan they wanted to pursue the street-facing garage, consistent with the house to the west and the house across the street. Staff encouraged them to focus of the visual buffer of the view of the garage from the street; high-quality garage door, beautiful driveway gate, and landscape screening to soften the view of the new stucco wall along the street frontage and of the new house behind the wall.

The full landscape plan will be required for formal review. The preliminary site plan shows a new paver driveway, new perimeter fencing, paved patios and walkways, and gazebo with outdoor kitchen. Staff has encouraged the applicants to provide enhanced perimeter screening, where appropriate and has informed them that a new parking strip will be a requirement from the Town's Public Works/Engineering Department.

On February 9, 2019, the applicant 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 25, 2019. 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, a full landscape application, and to continue neighbor outreach as the project moves forward to address any potential concerns about the proposed project.

Due to the overall height and single story nature of the proposed home, story poles will not 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
- Neighborhood Meeting Notice
- 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

- Consent Calendar
- Public Hearing
- Preliminary Review
- Discussion

STAFF MEMORANDUM

**PROJECT: 940 Parrott Drive (APN: 038-221-150)
 Lim (Bexton Associates)**

PROJECT DESCRIPTION:

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.

SUMMARY:

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.

The property is located on Parrott Drive between Glenbrook Drive and Melrose Court. The neighborhood is comprised primarily of one story and split-level Ranch style homes. Due to the topography of the area, the subject property and other homes on the north side of Parrott Drive sit below street level, with lots that continue to slope down as you move towards the back of the lot.

The existing house is a split-level Ranch style home. The applicants are proposing an addition and architectural style change to Contemporary, resulting in a “teardown” of the existing house.

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

- Stucco exterior
- Stone facade and retaining walls
- Aluminum and glass garage doors
- Horizontal enameled steel siding

The full landscape plan will be required for formal review. The preliminary site plan shows a new rear patio with new pool and spa and a solar array. The property is located within the High Fire Severity Zone, and therefore all aspects of the project shall be subject to the requirements of Chapter 7A of the California Building Code, inclusive of defensible space and vegetation management plan requirements. Staff has informed the applicant that the proposed project will need to receive approval from Central County Fire Department for fire apparatus access prior to submitting for Formal Review by the ADRB.

Staff has encouraged the applicants to expand the detail of the plans to include architectural details, a colors and materials board, a full landscape application, and to continue neighbor outreach as the project moves forward to address any potential concerns about the proposed project.

Due to the fact that some portions of the proposed home exceed 22-feet in height, story poles will not 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
- ADRB Preliminary Project Plans

ATTACHMENTS AVAILABLE UPON REQUEST